



***City of Alexandria, Virginia***  
***Department of Planning & Zoning***

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**SPECIAL USE PERMIT CERTIFICATE**

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this Special Use Permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit #2019-0077

Approved by Planning and Zoning: November 20, 2019

Permission is hereby granted to: Tsedey, LLC

to use the premises located at: 672 South Pickett Street

for the following purpose: see attached report

It is the responsibility of the Special Use Permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

11/19/2019  
Date

Karl Moritz (Signature)  
Karl Moritz, Director  
Department of Planning and Zoning



DATE: November 19, 2019

TO: Tony LaColla, Division Chief  
Department of Planning and Zoning

FROM: Max Ewart, Planner I, Land Use Services  
Department of Planning and Zoning

SUBJECT: Special Use Permit #2019-0077  
Administrative Review for a Change of Ownership  
Site Use: Restaurant  
Applicant: Tsedey, LLC  
Location: 672 South Pickett Street  
Zone: CG/Commercial General Zone

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**Request**

Special Use Permit #2019-0077 is a request for a change of ownership to operate a restaurant with accessory grocery at 672 South Pickett Street, previously known as Tsedey Abeba International, from Seifu Tessema to Tsedey, LLC. The applicant does not propose any changes to the operation and would operate it under the conditions of the previously approved Special Use Permit #2015-0134.

The restaurant and accessory grocery would continue to operate in this manner:

<u>Hours of Operation:</u>	8 a.m. – 12 midnight, seven days a week.
<u>Seating:</u>	45 indoor seats.
<u>Alcohol:</u>	Off-premises alcohol sales are permitted.
<u>Live Entertainment:</u>	No live entertainment.
<u>Noise:</u>	Minimal noise is expected.
<u>Odors:</u>	Minimal odors from a restaurant are expected.

**Background**

Tsedey Abeba International, a grocery store and restaurant, is located within the Pickett Street Plaza, a neighborhood shopping center constructed in 1974. The shopping center property consists of a single commercial structure divided into 11 retail bays and a surface parking lot with 109 shared parking spaces.

In 2000, the establishment opened as a grocery store, specializing in Ethiopian baked goods and spices in addition to a broad selection of grocery items. Staff administratively approved the

addition of a twelve-seat dining area as an accessory use to the grocery in 2010 through a letter of agreement with the Department of Planning and Zoning. City Council approved SUP #2013-0094 in April 2014 to increase the total number of seats to 45 and set the hours of operation between 10 a.m. and 12 midnight, daily. Most recently, staff approved SUP #2015-0134 in January 2016, which was a minor amendment to allow for an extension of the morning hours of operation to 8 a.m., daily

### **Parking**

Section 8-200(A)(17)(a) of the Zoning Ordinance requires the applicant to provide one parking space per 1,000 square feet of floor area. The approximately 1,700 square-foot tenant space would require two on-site parking spaces which can be satisfied in the shared surface lot.

### **Community Outreach**

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. In addition, The Cameron Station Civic Association was sent an email notification of the current application. Staff did not receive any comments regarding the application.

### **Staff Action**

Staff supports the applicant's request for a change of ownership at 672 South Pickett Street. The continued operation of the restaurant and grocery in the Pickett Street Plaza would allow the new owner to continue an established West End business, serving existing and new clientele. Staff has carried over conditions from the previously approved Special Use Permit, amending some to reflect present-day condition language, and deleting others that are no longer relevant.

Condition #16, requiring the applicant to inform employees about public transit and carpool options, has been deleted and replaced with Condition #24 and #25, which reference the use of GoAlex programs to promote public transportation use. Conditions that were deleted as they were satisfied by the previous restaurant owner include the following: Condition #11, requiring the applicant to complete a security survey with the Police Department; and Condition #18, requiring the applicant to pay a \$500.00 fee to the Streetscape Beautification Fund.

A five-year administrative review for compatibility of the use was required in Condition #12 of SUP #2015-0134 and this review was recently completed. In the five-year review, the Director of Planning & Zoning found that the restaurant and accessory market use were compatible with the neighborhood and area redevelopment and approved the continuation of the SUP until at least the City Council review in November 2023. Condition #12, therefore, has been amended to remove the reference to the five-year administrative review.

The five-year administrative review also identified that a stream restoration master plan for Backlick Run, to the south of the subject site, would be developed by the Department of Recreation, Parks and Cultural Activities and would involve the property owner of the commercial center in the planning process.

Staff hereby approves this special use permit request.

~~6838 regarding a security survey for the business and a robbery readiness program for all employees. (P&Z) (SUP 2013-0094)~~

12. **CONDITION AMENDED BY STAFF:** ~~The Special Use Permit shall be reviewed by the Director of Planning and zoning, with notice to the community, in April 2019, in order to assess the redevelopment potential of the site and compatibility of the use with other uses in the area. If the Director determines the use to be incompatible with the surrounding uses or anticipated redevelopment, the Director shall docket the Special Use Permit for Planning Commission and City Council to take such action as they deem appropriate at the time. Notwithstanding the staff review, City Council shall review the Special Use Permit in November 2023 in order to assess redevelopment potential of the site and the compatibility of the use with other uses in the area to take such action as they deem appropriate at the time. (P&Z) (SUP2013-0094)~~
13. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES) (SUP 2013-0094)
14. The applicant shall require employees who drive to use off-street parking. (T&ES) (SUP 2015-0134)
15. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES) (SUP 2013-0094)
16. **CONDITION DELETED BY STAFF AND REPLACED WITH CONDITIONS #24 AND #25:** ~~The applicant shall encourage its employees to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (P&Z) (SUP2006-0037)~~
17. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements, and on how to prevent underage sales of alcohol. (P&Z) (SUP2006-0037)
18. **CONDITION SATISFIED BY APPLICANT AND DELETED BY STAFF:** ~~Applicant shall contribute \$500.00 to the Streetscape Beautification Fund for the installation of litter receptacles along the public right-of-ways. Monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60 days of City Council approval. (T&ES)~~
19. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the Special Use Permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation

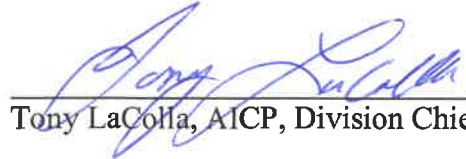
of the use and that new or revised conditions are needed. (P&Z) (SUP2006-0037)

20. **CONDITION ADDED BY STAFF:** Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in closed containers which do not allow invasion by animals. No trash or debris shall be allowed to accumulate on site outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z)
21. **CONDITION ADDED BY STAFF:** All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (P&Z)
22. **CONDITION ADDED BY STAFF:** Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (P&Z)
23. **CONDITION ADDED BY STAFF:** The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (P&Z)
24. **CONDITION ADDED BY STAFF:** The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for more information about available resources. (P&Z)
25. **CONDITION ADDED BY STAFF:** Exterior power washing of the building shall not be completed using any kind of detergents. (P&Z)
26. **CONDITION ADDED BY STAFF:** Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (P&Z)
27. **CONDITION ADDED BY STAFF:** If used cooking oil is stored outside, the drum shall be kept securely closed with a bung (a secure stopper that seals the drum) when not receiving used oil, it shall be placed on secondary containment, and it shall be kept under cover to prevent rainwater from falling on it. (P&Z)
28. **CONDITION ADDED BY STAFF:** All windows shall remain transparent. The placement or construction of items that block the visibility through windows of the interior of the commercial space from the street and sidewalk, including but not limited to walls, window film, storage cabinets, carts, shelving, boxes, coat racks, storage bins, and closets, shall be prohibited. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage. (P&Z)

**ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:**

Date: November 19, 2019

Action: Approved



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Tony LaColla, AICP, Division Chief

Attachments: 1) Special Use Permit Conditions  
2) Statement of Consent

### CONDITIONS OF SPECIAL USE PERMIT #2019-0077

The applicant is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. The Special Use Permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z) (SUP 2013-0094)
2. The hours of operation at the restaurant shall be limited to between 8 a.m. and 12 midnight, seven days/week. Meals ordered before 12 midnight may be served, but no new patrons may be admitted after 12 midnight, and all patrons must leave by 1 a.m. (P&Z) (SUP 2015-0134)
3. The maximum number of indoor seats at the restaurant shall be 45. No outdoor seating shall be permitted at the restaurant. (P&Z) (SUP 2013-0094)
4. The applicant shall post the hours of operation at the entrance to the restaurant. (P&Z) (SUP 2013-0094)
5. No live entertainment shall be permitted at the restaurant (P&Z) (SUP 2013-0094)
6. **CONDITION AMENDED BY STAFF:** No on-site alcohol sales shall be permitted at the restaurant. Off-premises alcohol sales may be offered. Beer or wine coolers may be sold for off-premises consumption only in a minimum quantity of 4-packs, ~~6-packs, or bottles of more than 40 fluid ounces.~~ Wine may be only sold in bottles of at least 750 ml or 25.4 ounces. ~~Fortified wine (wine with an alcohol content of 14% or more by volume) may not be sold.~~ (P&Z) (SUP 2013-0094)
7. No delivery of food or beverages to customers shall be offered from the restaurant. (P&Z) (SUP 2013-0094)
8. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z) (SUP 2013-0094)
9. No food, beverages, or other material shall be stored outside. (P&Z) (SUP 2013-0094)
10. **CONDITION AMENDED BY STAFF:** Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in closed containers which do not allow invasion by animals. No trash or debris shall be allowed to accumulate on site outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z)
11. **CONDITION SATISFIED BY APPLICANT AND DELETED BY STAFF:** ~~The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-746-~~



## STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2019-0077. The undersigned also hereby agrees to obtain all applicable licenses and permits required for a restaurant at 672 South Pickett Street.

\_\_\_\_\_  
Applicant – Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant – Printed

\_\_\_\_\_  
Date

